



Hawthorne 2400 with ± 2.7 Acres of IOS

FOR SALE OR LEASE

3865 W. 2400 S.
WEST VALLEY CITY, UT 84120

NEWMARK MOUNTAIN WEST

70,131 SF
For Sale or Lease

Exclusively marketed by:

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70,131 SF
AVAILABLE

±2.7 ACRES
OF IOS

2400 South

Bangerter Highway

THE CHURCH
OF JESUS CHRIST
OF LATTER-DAY SAINTS

GOODYEAR

Henkel

201

CardinalHealth™

BIOVATION
LABS

Kelly Spicers

Firestone®

BOART
LONGYEAR

USANA
HEALTHSCIENCES

MOOG
SPACE AND DEFENSE GROUP
SWIRE COCA-COLA

FedEx®

Coca-Cola

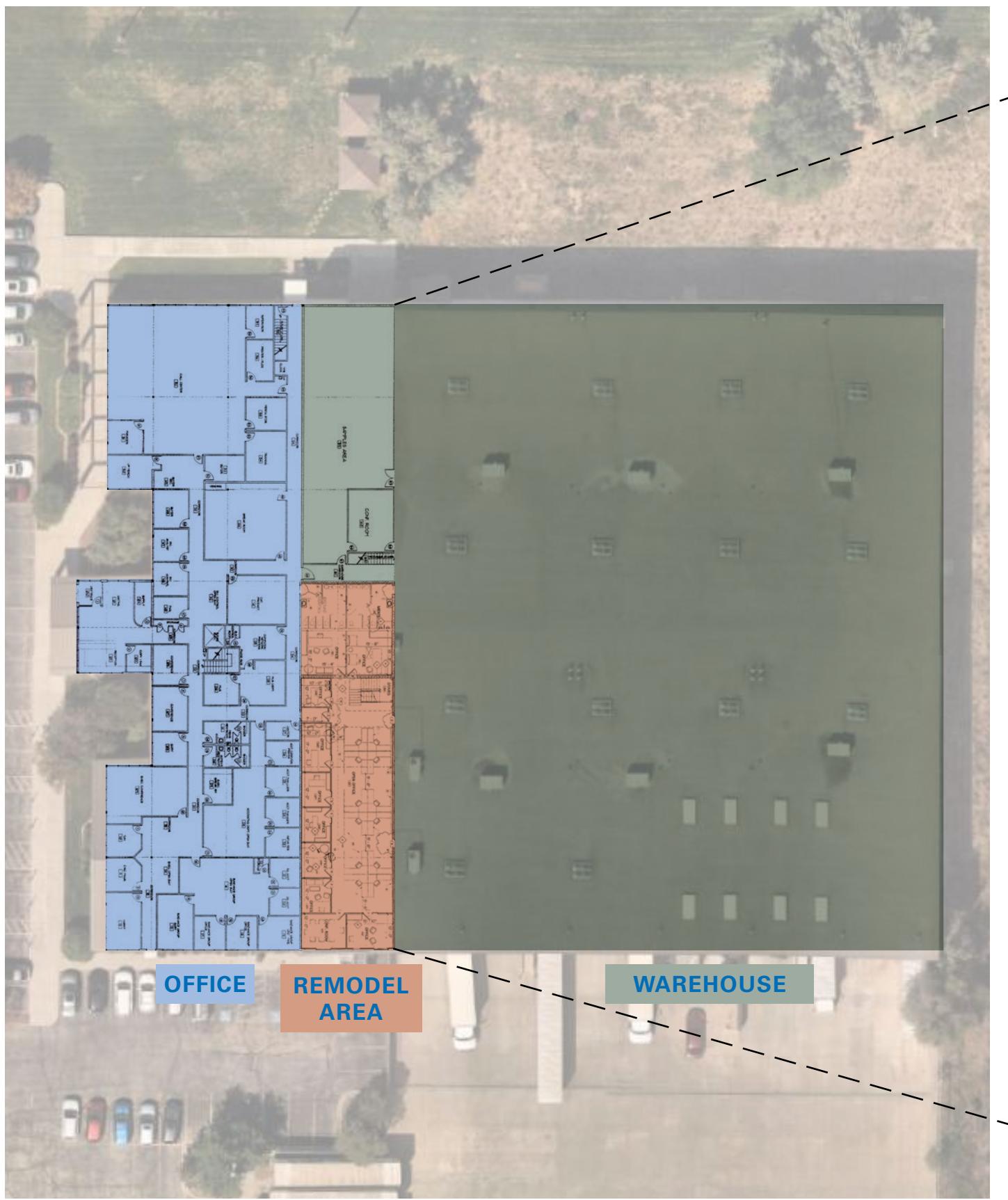
For Sale or Lease

PROPERTY HIGHLIGHTS

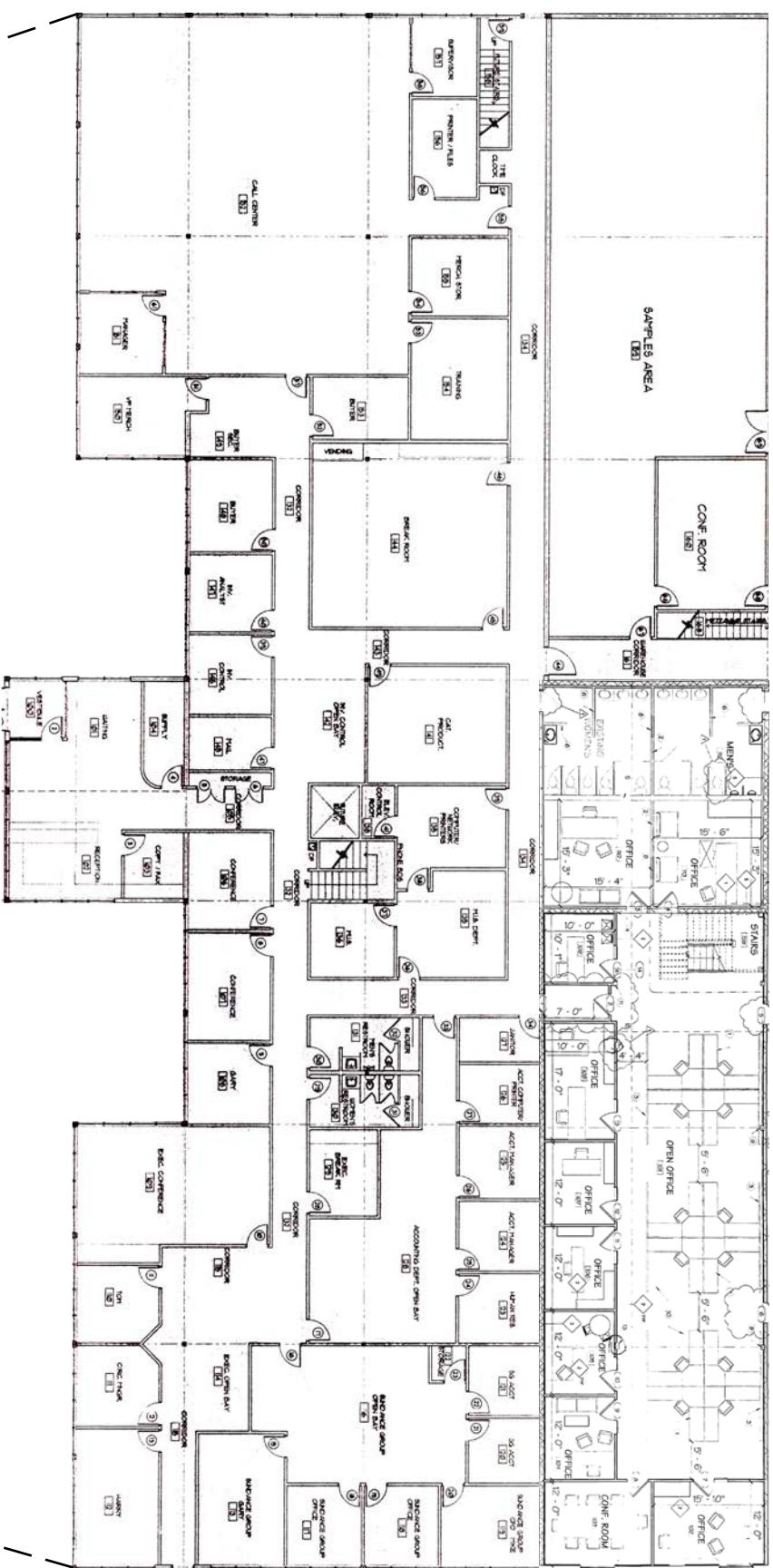
- 70,131 total square feet
 - 27,089 office square feet
 - 43,042 warehouse square feet
- 2.7 acres of potential industrial outdoor storage
- Eleven (11) dock high doors equipped with swing on lights, levelers, seals and bumpers
- One (1) ground level ramp door (9'x10')
- Radiant heat over docks
- Clear height: 26'
- 2,500 amps / 480 /277 / 3-phase power supply
- 229 auto parking stalls
- Potential for trailer parking stalls
- Swamp cooled warehouse
- Fully fenced truck court
- Gas forced air heat in the warehouse
- Column spacing: 32'x32'
- ESFR fire suppression
- Concrete tilt construction
- Skylights
- Florescent and LED lighting
- Bangerter Highway frontage
- High image corporate office entryway
- Excellent access to Highway 201, 2100 South, Bangerter Highway, I-80, I-15 and I-215
- Mass Transit: UTA Bus Stop #513 located on 2400 South
- Minutes to Salt Lake City International Airport



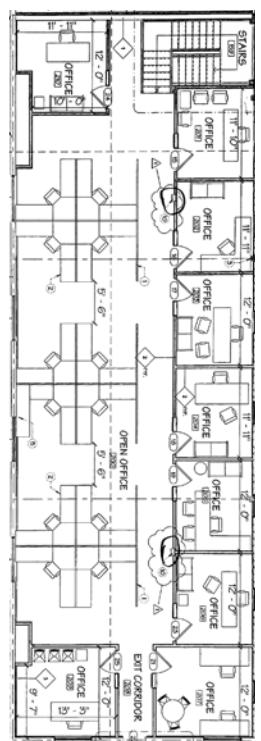
HAWTHORNE 2400



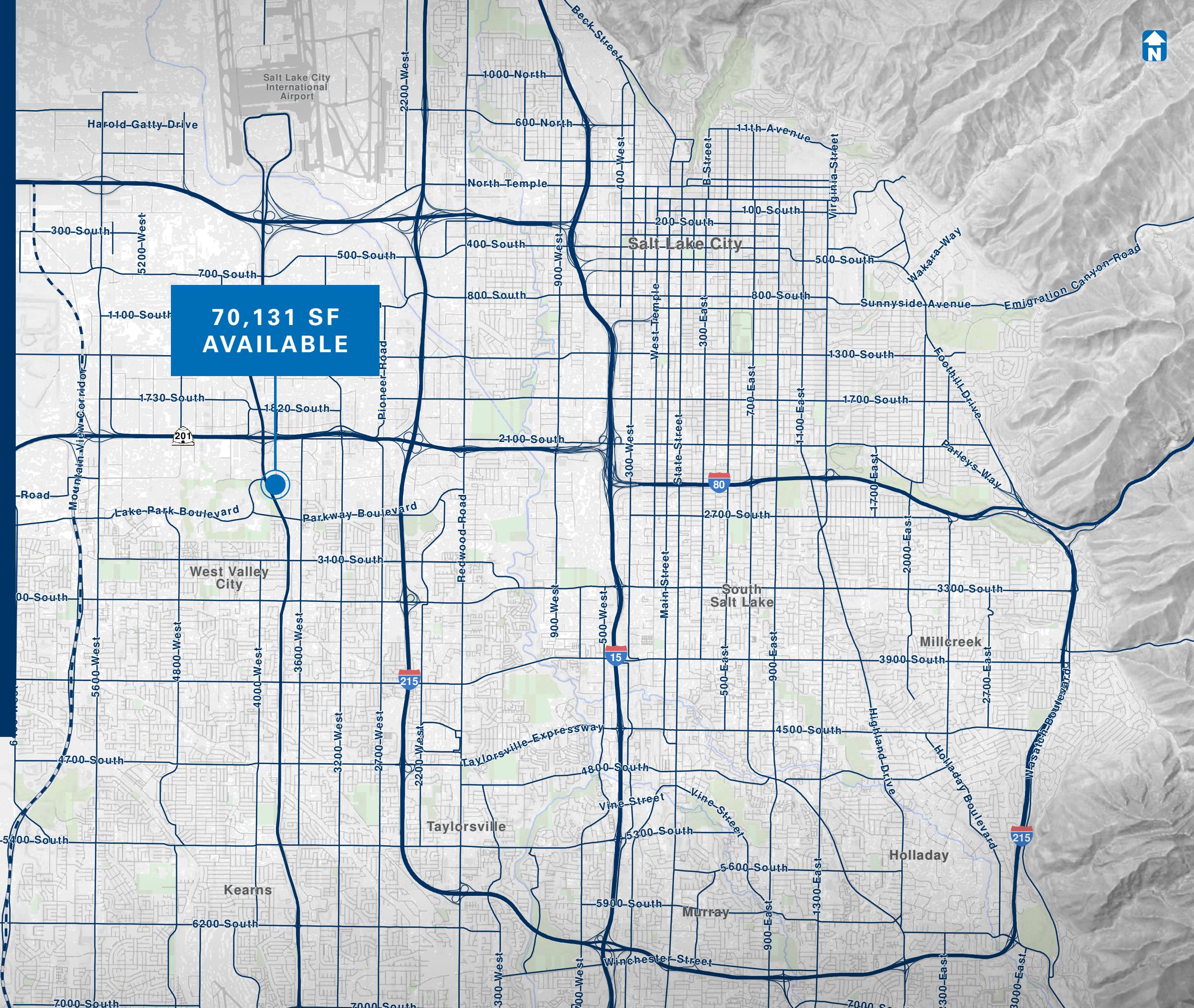
MAIN LEVEL

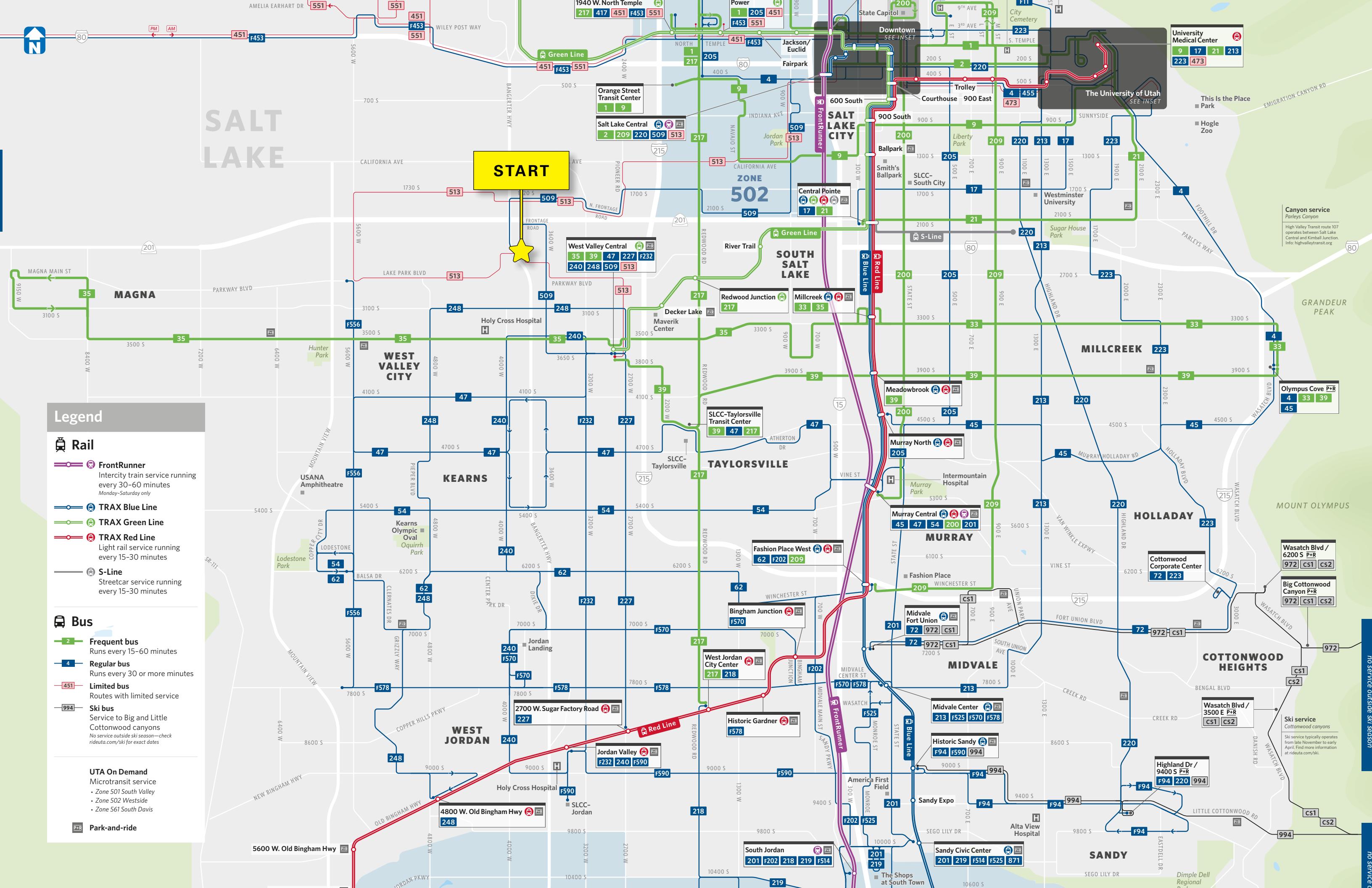


SECOND LEVEL



Unparalleled Access





Commercial Drive Times

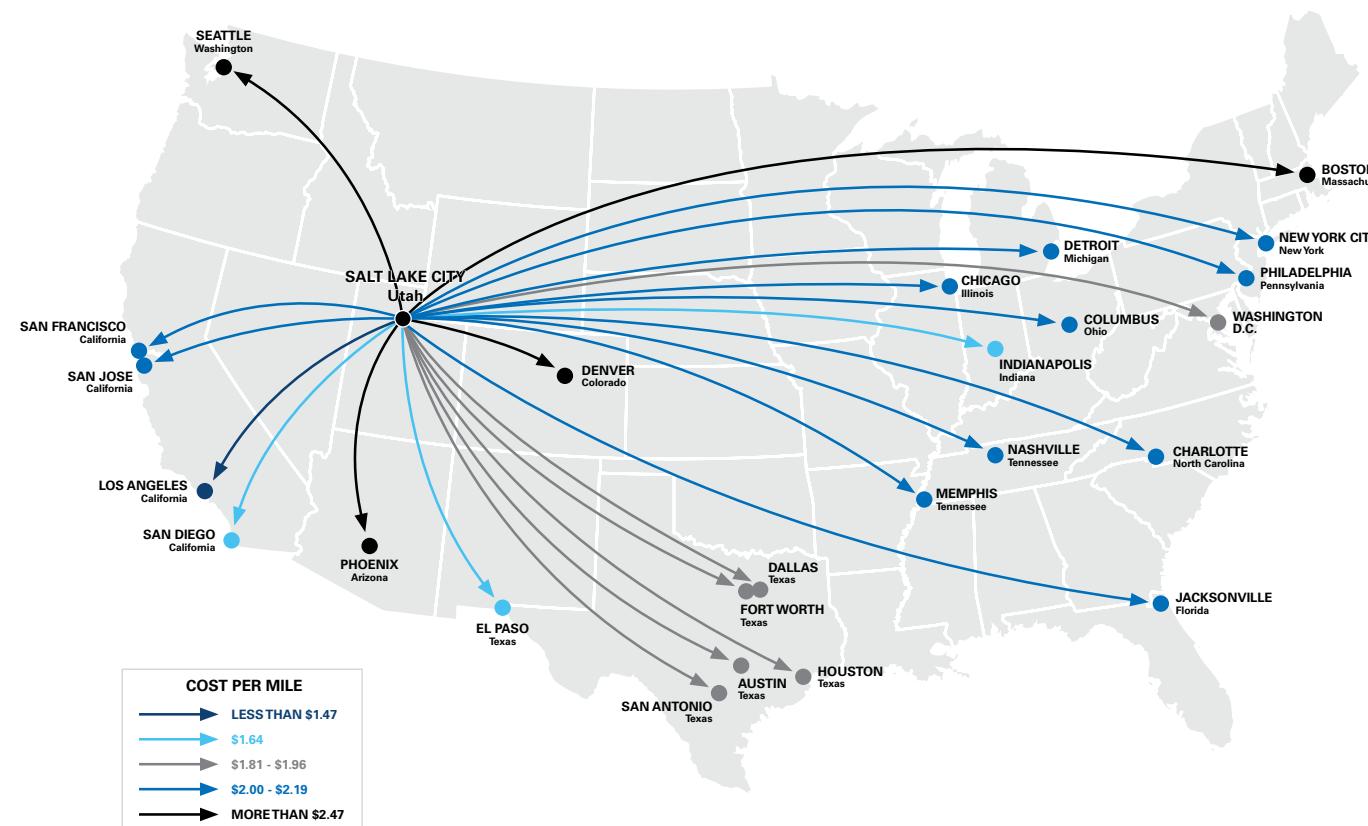
Utah is known as the "Crossroads of the West" for its excellent connectivity to the entire nation. Salt Lake City, specifically, benefits from a favorable geographic location that provides easy access to primary commercial hubs across the country.

This connectivity has helped establish the region as a global marketplace for its ability to facilitate an efficient flow of goods through its vast transportation networks. All major metros in the Western Region, and many major metros in the Mid-West, are within a 24-hour drive time.



Outbound Truck Freight Costs per Mile

FROM SALT LAKE CITY, UTAH
JAN 2025

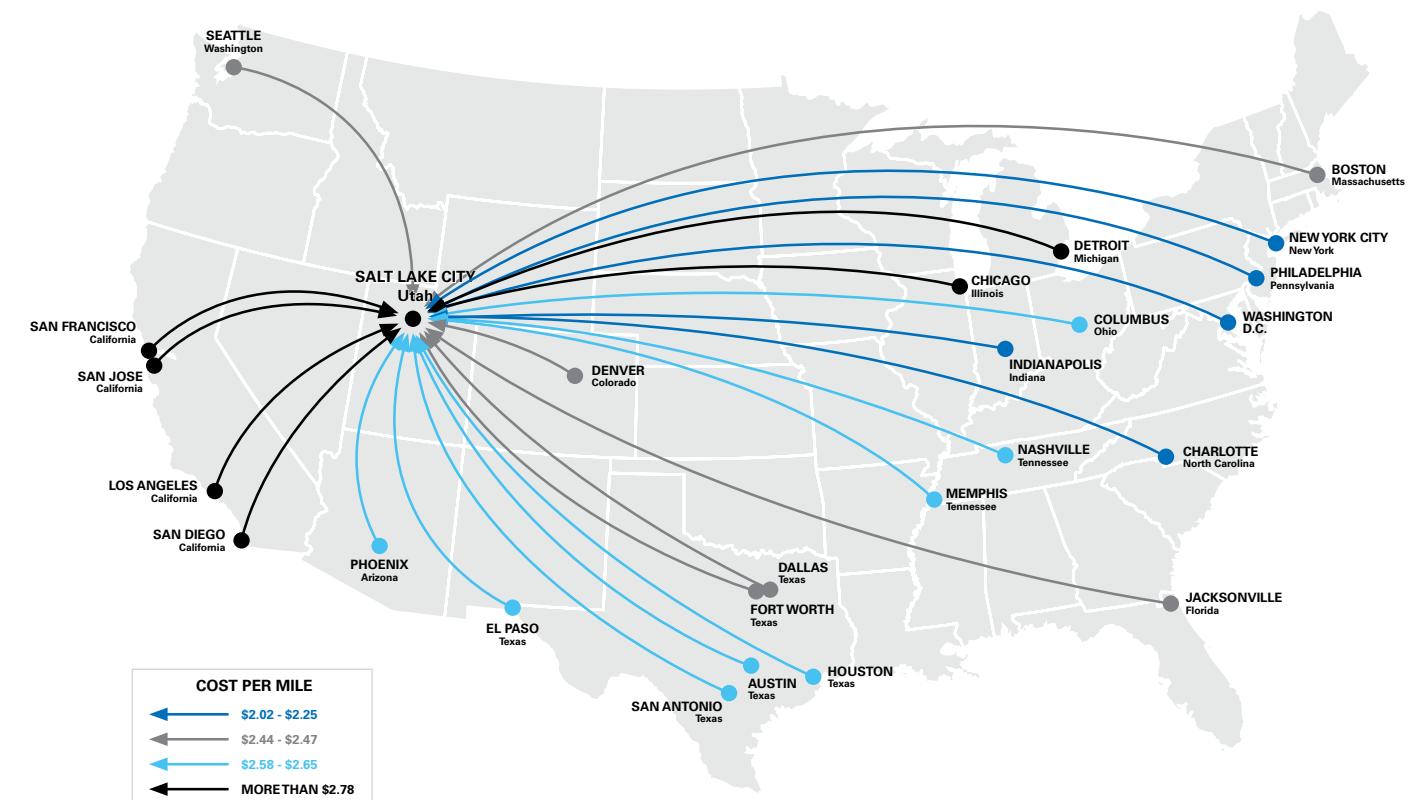


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Source: Trimble Transportation (<https://transportation.trimble.com/products/truckloadrate>)

Inbound Truck Freight Costs per Mile

TO SALT LAKE CITY, UTAH
JAN 2025



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Utah by the Numbers



2025 TOTAL POPULATION



2020-2025
POPULATION ANNUAL
GROWTH RATE



ANNUAL JOB
GROWTH
(Q2 2025)



PERCENT WITH
BACHELOR'S OR
HIGHER

United States of America	339,887,819	0.48%	1.10%	37.16%
State of Utah	3,538,233	1.50%	2.30%	39.46%
Wasatch Front	2,642,773	1.30%	2.20%	41.25%
Weber County	277,455	1.08%	2.20%	30.04%
Davis County	384,621	1.13%	2.20%	41.21%
Salt Lake County	1,228,127	0.68%	1.80%	41.06%
Utah County	752,570	2.55%	2.20%	46.48%

